



**\$310,000**

**401 N SUNFLOWER PARK DR, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

Bright and open floor plan in wonderful Continental Ranch Sunflower 55+ community. This home has upgraded granite counter tops, cabinetry, under mount sinks, spacious living area, walk in closet in master, low maintenance back yard with a beautiful screened in porch. Enjoy the evenings and mornings in a new and beautiful screened in covered patio. [...]

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Kendra Gibbons**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 105x44x105x43

**View:** Desert,Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 4356.00 sq ft

**MLS #:** 22417753

**Bathrooms Full:** 1

**List Number Main:** 22417753

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Ranch Sunflower Phase Vii Lot 816

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Appliance Color: White

**Extra Room:** None

**Kitchen Features:** Countertops: Granite

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Refrigerator

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1114.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener

**Floor covering:** Ceramic Tile

**Construction:** Frame,Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing



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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Continental Ranch  
Sunflower Phase VI

**Landscape - Front: Other:** Decorative  
Gravel,Desert Plantings,Low  
Care,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:**  
Yes

**Association & Fees: HOA Name:** Sunflower

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed  
Internet

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative  
Gravel,Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-16-2140

**Property Disclosures:** Insurance Claims  
History Report,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA,VA

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## Listing Office

**ListingOfficeName:** Engel & Volkers Tucson

**Listing Office Address:** 2905 E Skyline Dr Ste  
220, Tucson, AZ 85718

**Listing Member Phone:** (520) 404-6715

**Listing Office Phone:** (520) 277-2930

**Listing Office Url:**  
<https://tucson.evrealstate.com/>



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# Units Information

Unit Level: 1

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Walk In Closet(s)	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Pickleball,Pool,Rec Center,Sidewalks,Tennis Courts
<b>Primary Bathroom Features:</b> Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Clubhouse,Pickleball,Pool,Spa/Hot Tub,Tennis Courts
<b>Laundry:</b> In Garage	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Forced Air,Natural Gas
<b>Patio/Deck:</b> Covered,Patio,Screened	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Marana	<b>Middle School:</b> Twin Peaks K-8
<b>Elementary School:</b> Twin Peaks K-8	

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## Fees and Taxes



**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint

**Association & Fees: HOA Amt (Monthly):** \$122

**Association & Fees: HOA Payment Frequency:** Semi-Annually

